



Riverside | Northwich | CW9 8BT

EDWARD
mellor



Features

- THIS IS A CHAIN FREE PURCHASE
- Next to delightful open countryside
- A 3 bed semi detached family house
- Gas central heating & PVCu double glazed
- New combi boiler and new roof

For the first time in over 50 years, this well-maintained 1950s home is offered for sale with no onward chain. Vacant and ready for its new owners, the property enjoys a delightful position within a small, quiet cul-de-sac bordering open countryside. The accommodation benefits from gas

central heating, PVCu double glazing, a new combination boiler installed within the last year and a new roof. The ground floor comprises an entrance hall, spacious lounge/diner and breakfast kitchen, while to the first floor are three good-sized bedrooms and a shower room. Outside, the

property has fully enclosed gardens to both the front and rear. While the property has been well maintained, it also offers scope for further improvement, providing an excellent opportunity for purchasers to update and personalise the house to their own taste.



The property stands in a small quiet cul de sac and just a few steps away is access to beautiful countryside walks. Also a 10 minute walk in the other direction will lead to miles of delightful riverside walks and countryside. Part of a very popular and long established development and notably nearby is Leftwich County High School rated outstanding and a 10 minute walk will lead to Sir John Deane's College also rated outstanding. Northwich town centre is one mile away and offers a great range of shops and national chain stores, Waitrose supermarket next to an attractive marina, bars/restaurants, multiplex cinema and memorial court with swimming pool and gym. Around half a mile away is access to the A556 bypass which connects to the motorway network and several major commercial centres.

SERVICES : Mains water, gas, electricity and drainage. **TENURE :** The property is Freehold and free from chief rent. **NOTE :** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West and Chester Tax Band B- Energy Efficiency Rating D

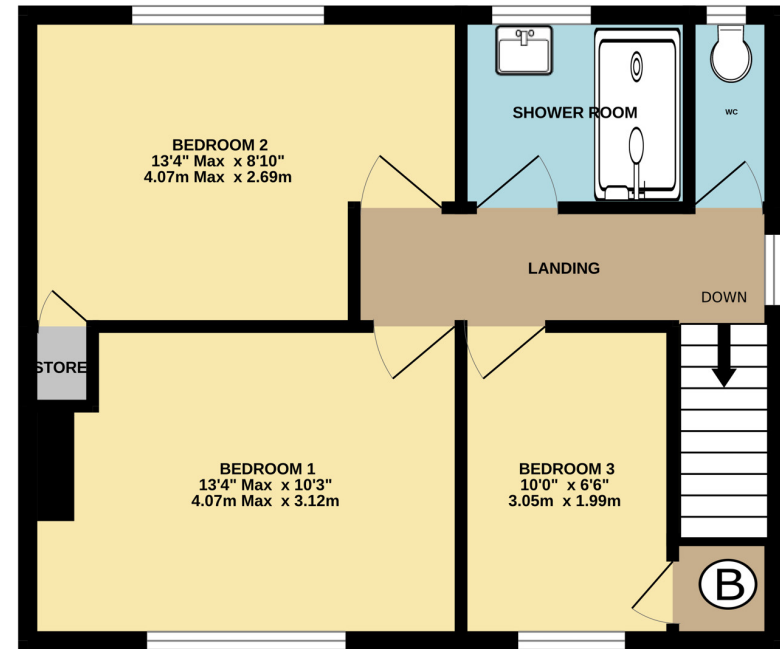
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

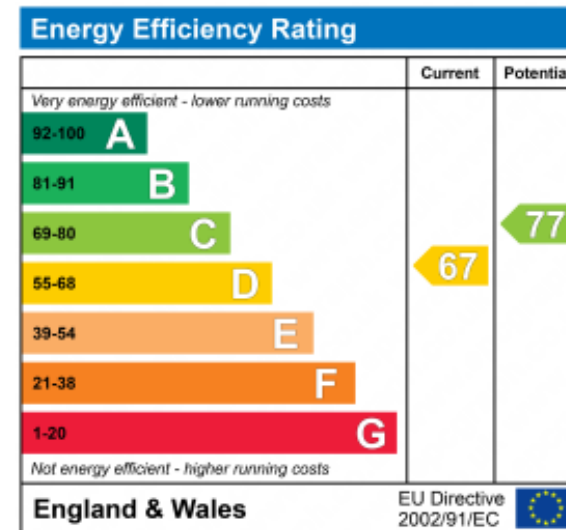


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating



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